

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL 2018028

FEB 10/18

FEB 26/18

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1400

\$477.100

FEB 26/18

Alisha

Check the type of planning application(s) you are submitting.

☐

Consent/Severance/Boundary Adjustment

☐

Surplus Farm Dwelling Severance and Zoning By-law Amendment

☒

Minor Variance

☐

Easement/Right-of-Way

Property Assessment Roll Number: 3310493100383000000

A. Applicant Information

Name of Owner

PAULA HUBER

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address

81 Norgrove Crescent

Town and Postal Code

TORONTO ontario M9P3C7

Phone Number

416 247-9453 OR 519 426 4685

Cell Number

416 970-5246

Email

tillertwix2@gmail.com

Name of Applicant

same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email



Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above.



Owner



Agent



Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

CHR PLAN 190 LOT 165

Municipal Civic Address: 304 Cedar Drive Turkey Point NOE 170

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential (RR)

2. Is there a special provision or site specific zone on the subject lands?



Yes



No

If yes, please specify:

3. Present use of the subject lands:

residence



4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

cottage, tool shed, storage sheds, boat hangers

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒
If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

72 years

9. Existing use of abutting properties:

residences

10. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

relief of 0.11 m from minimum required rear yard setback of 1.2 m to permit 1.09 m

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

building has already been constructed.

4. Description of land intended to be severed in metric units:

Frontage:	_____
Depth:	_____
Width:	_____
Lot Area:	_____
Present Use:	_____
Proposed Use:	_____
Proposed final lot size (if boundary adjustment):	_____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (example: gas station, petroleum storage, etc.):
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
3. Provide the information you used to determine the answers to the above questions:
4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☒ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☒ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

private water system - Lakenew Water Systems

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☐ Open ditches

☒ Other (describe below)

natural drainage

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Cedar Drive

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Paula Huber

Owner/Applicant/Agent Signature

Feb 26, 2018

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

K. Declaration

I, PAULA HUBER of TORONTO, Ontario

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

185 Robinson St.

Paula Huber

Owner/Applicant/Agent Signature

In Simcoe, ON

This 20th day of February

A.D., 20 18

Alisha Cull

A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires April 28, 2019.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 304 Cedar Drive

Legal Description: CHR Plan 190 lot 165

Roll Number: 493-100-38300

Application #:

Information Origins: hand sketch site plan emailed from owner

Resort Residential Zone (RR)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 Accessory Structure				
a) building height	5.00	4.00	N/A	m
b) minimum front yard	6.00		N/A	m
c) minimum exterior side yard	6.00		N/A	m
d) minimum interior side yard	1.20		N/A	m
e) minimum rear yard	1.20	1.09	0.11	m
f) through lot distance to street line	6.00		N/A	m
g) Lot coverage (Note: Proposed Area)				m.sq
i) lot coverage	10.00	5.22	N/A	%
ii) usable floor area	100.00	44.00	N/A	m.sq

Comments

building build without benefit of a permit found to be set too close to rear yard property line.

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Roxanne Koot

I have read and understand the above.

Paula Huber.
Signature of owner or authorized agent

Feb 10/18
date

Roxanne Koot
Signature of Zoning Administrator

Feb 6/2018
date

AS PER: Fritz R. Enzlin, CBCO, CRBO -
Chief Building Official Manager,
Building & Bylaw Division, Norfolk
County

Property 9148 sq ft $\times 10\% = 914.8$ sq ft
max usable floor area 1003 sq m = 1076 sq ft
proposed 477.67 sq ft
also within the 10%

61.1 FEET
Hwy

interior side

142.0 FEET

U O T T A G E

SEPTIC
SYSTEM
TILE BED

64.0 FEET

150 FEET

METAL
TOOL
SHED

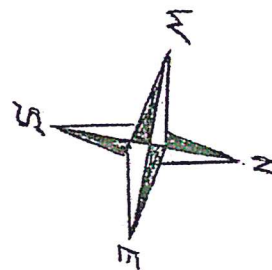
WOOD
STORAGE
SHED

OLD
BOAT HANGER
13 FT. X 5 FT.
= 65 SQ. FT.

OLD HICKORY
STORAGE SHED
= 13 FT 2 INCHES
HEIGHT FROM GRADE
3 FT 8 INCHES
TO FRONT EDGE

METAL TOOL SHED
6 FT. X 5 FT. 8 INCHES
34.0 SQ. FT.

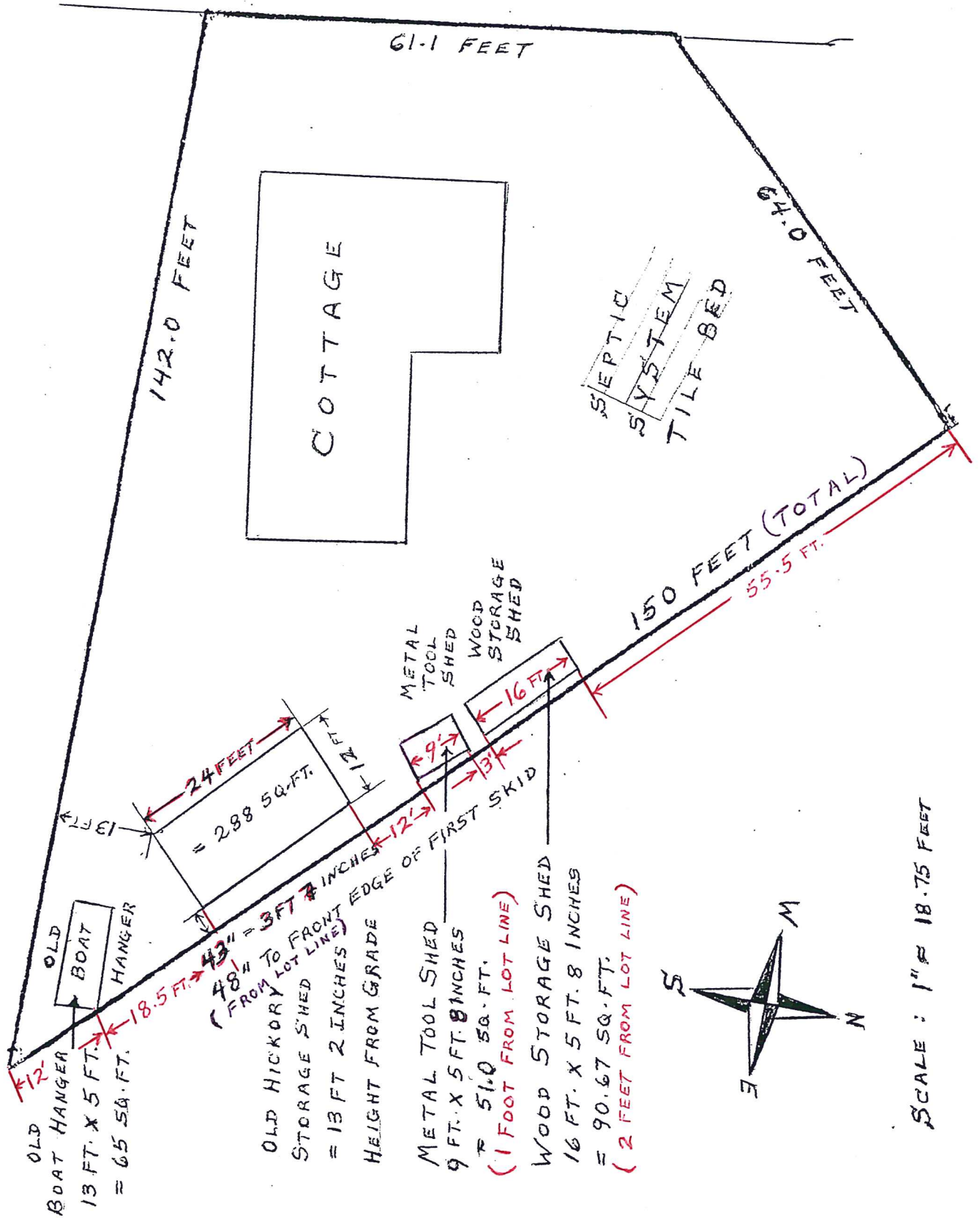
WOOD STORAGE SHED
16 FT. X 5 FT. 8 INCHES
= 90.67 SQ. FT.



SCALE: 1" = 18.75 FEET

LOT 165

NO # 304 CEDAR DRIVE



SCALE : 1" = 18.75 FEET



Working together with our community
to provide quality services

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: <u>304 Cedar Drive Turkey Point Ont. NOE 1 TO</u>			
Owner: <u>PAULA HUBER</u>		Lot: <u>165</u>		Concession:	
Lot Area: <u>9,000 ft²</u>	Lot Frontage: <u>61.1 feet</u>	Assessment Roll No. <u>3310493100383000000</u>			
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>requested by planning department</u>			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: <u>116.52 m²</u> <u>1255 sq ft</u>		No. of Bedrooms: <u>3</u>	No. of Fixture Units: <u>11.5</u>	Is the building currently occupied? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, how long?	
EVALUATOR'S INFORMATION		Evaluator's Name: <u>Larry Dedrick</u>		Company Name: <u>Dedrick Bros. Excavating</u>	
Address: <u>370 Lynedoch Rd, Delhi</u>		Postal Code: <u>N4B 2W4</u>		Phone: <u>519-582-2068</u>	
Email: <u>ldel@kwic.com</u>		BCIN # <u>16930</u>			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): <u>grass</u>		Soil Type: <u>Beach Sand</u>	
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>5'</u> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): <u>Raining</u>	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Filter Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other		Size: <u>4500L</u> <u>1500</u> Gal.		Pump: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <u>855L Tank</u>	
Distribution System: Area: <input type="checkbox"/> Trench Bed <input checked="" type="checkbox"/> Filter Medium		No. of Tile Runs: <u>6</u>	Total Length of Tile: <u>150 ft</u>	Distance Between Tile Runs: <u>6 Runs @ 1:5' Centre to 25'</u>	
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input checked="" type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded		
Setbacks:			Tank		
Distance to Buildings & Structures (ft)			<u>5' + 8'</u>		
Distance to Bodies of Water (ft)			<u>N/A</u>		
Distance to Nearest Well (ft)			<u>Missis Water</u>		
Distance to Proposed Property Lines			Front _____ Rear _____ Side _____ Side _____		
			Front _____ Rear _____ Side _____ Side _____		

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.
	Additional Comments: <div style="font-family: cursive; font-size: 1.2em; color: #800000;">System 10 years old.</div>
VERIFICATION	
<p>OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.</p> <p>I, <u>PAULA HUBER</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u>Paula Huber</u> Owner Signature </div> <div style="width: 45%;"> <u>Feb 23, 2018</u> Date </div> </div>	
<p>EVALUATOR:</p> <p>1. I, _____ declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <u>Larry Dedrick</u> Evaluator Signature </div> <div style="width: 45%;"> <u>Feb 23, 2018</u> Date </div> </div>	
BUILDING DIVISION COMMENTS	
Comments: _____ _____ _____	
I, _____ have reviewed the information contained in this form as submitted.	
_____ Chief Building Official or designate	_____ Date



On Site Sewage Disposal System Location Plan

DATE: Feb. 23, 2018

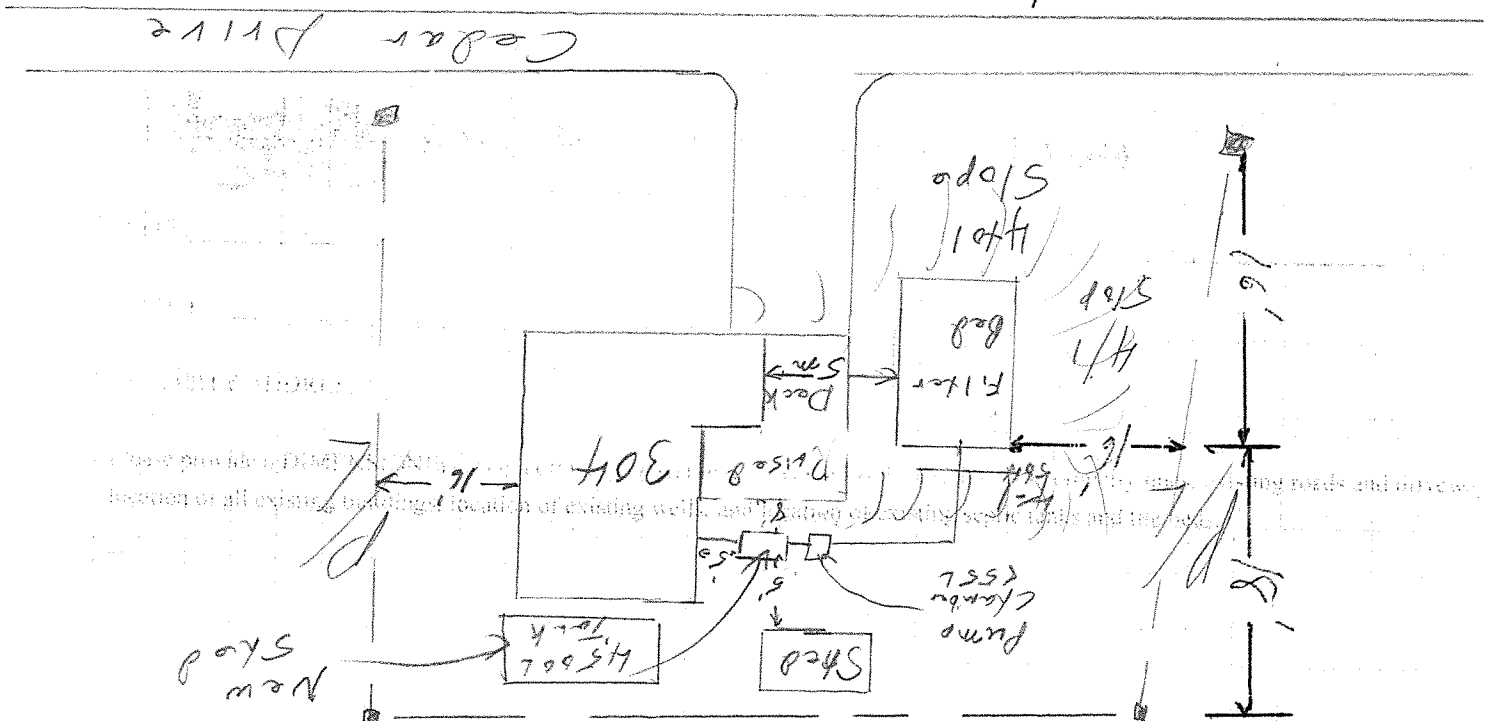
APPLICATION NUMBER: OS-011-2007

OWNER Paula Huber

EVALUATOR _____

PROPERTY ADDRESS 304 Cedar Dr., Turkey Point, Pa.

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



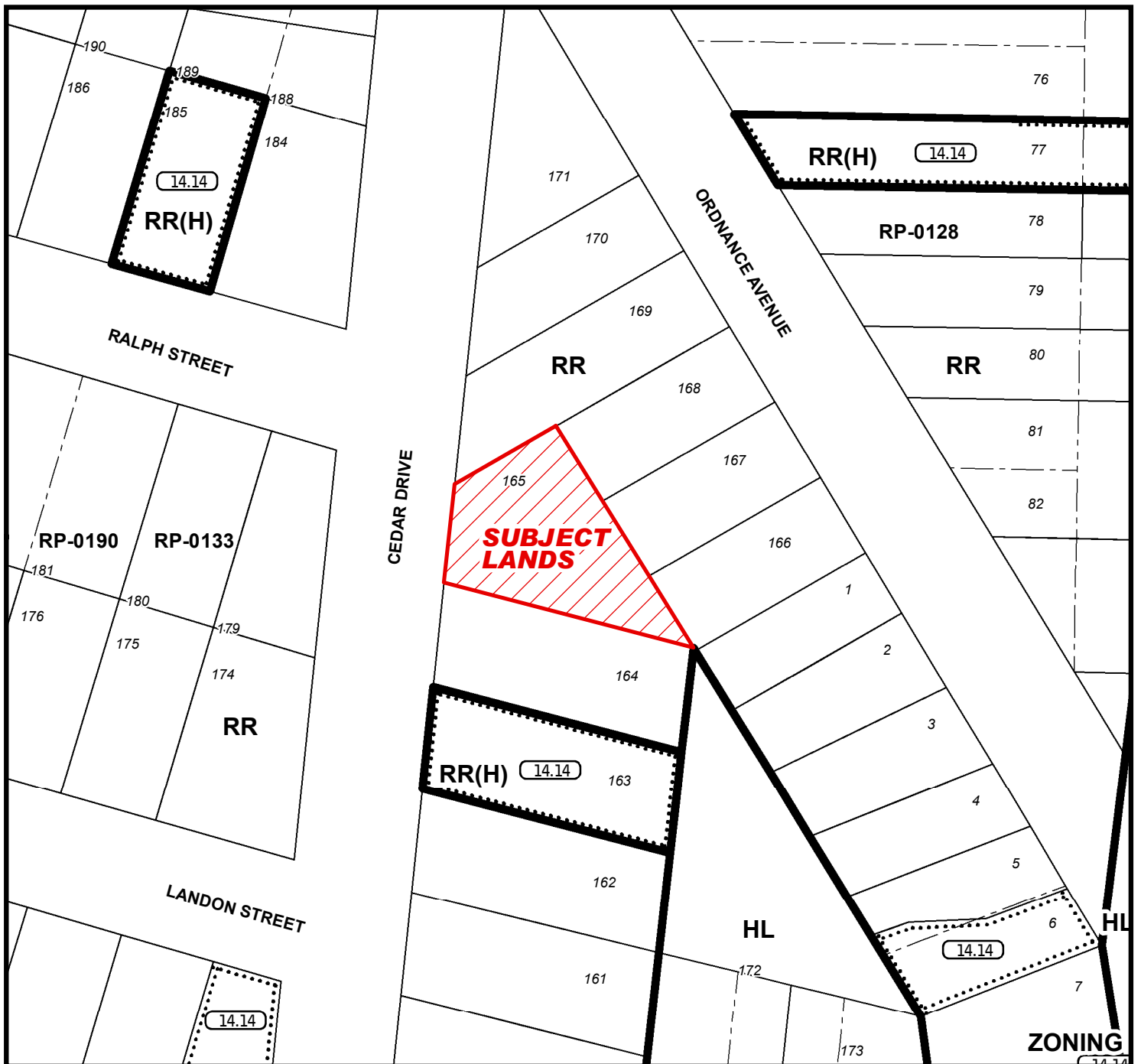
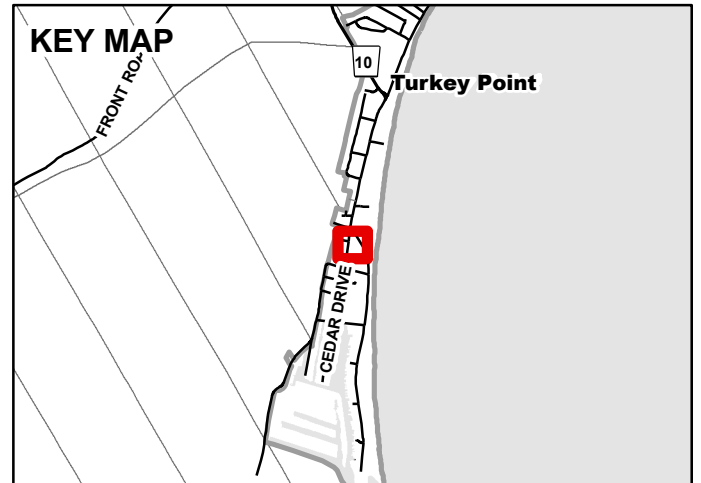
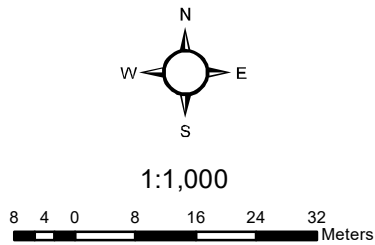
PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

MAP 1

File Number: ANPL2018028

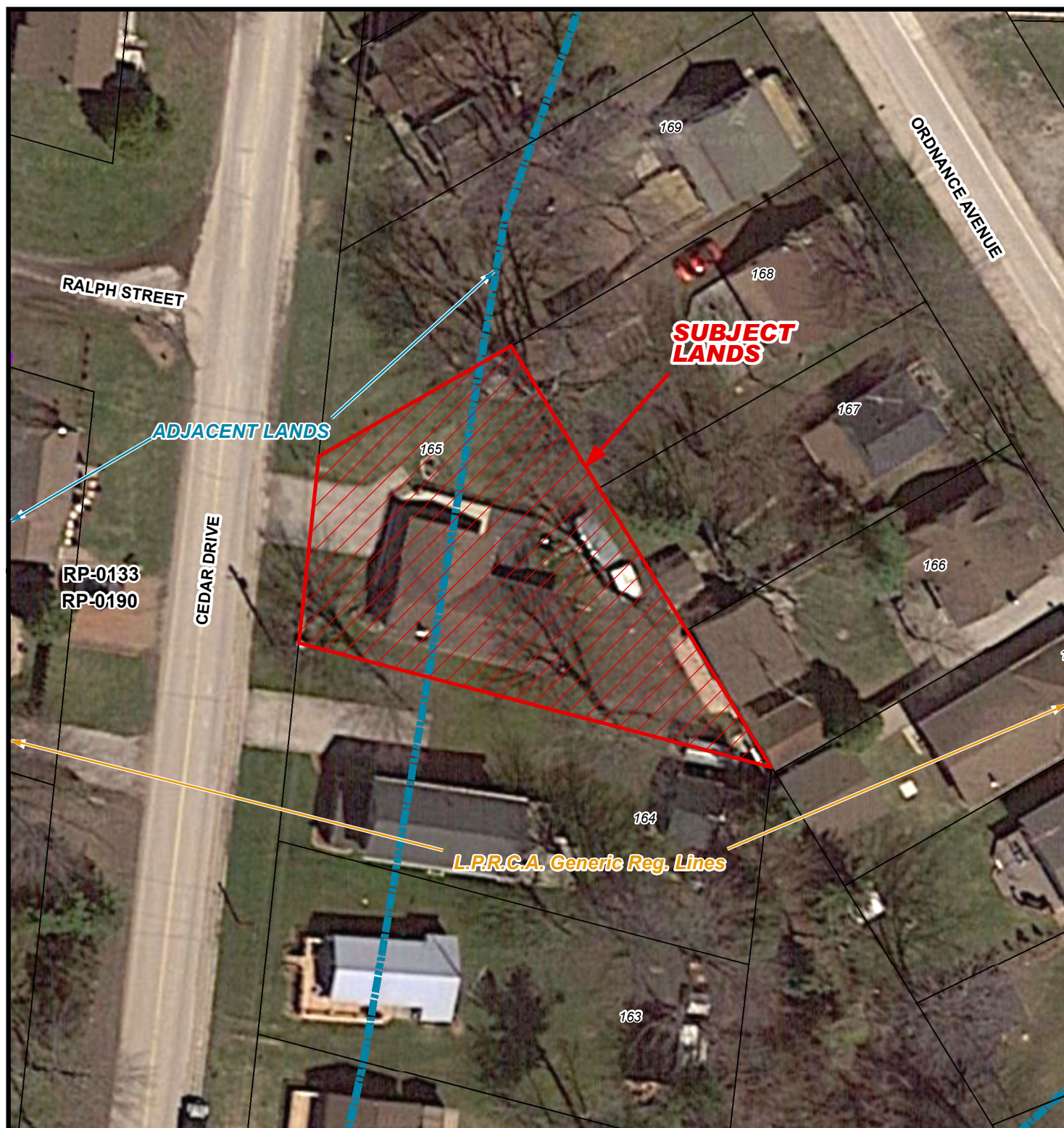
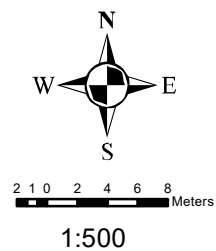
Geographic Township of
CHARLOTTEVILLE



MAP 2

File Number: ANPL2018028

Geographic Township of CHARLOTTEVILLE



MAP 3

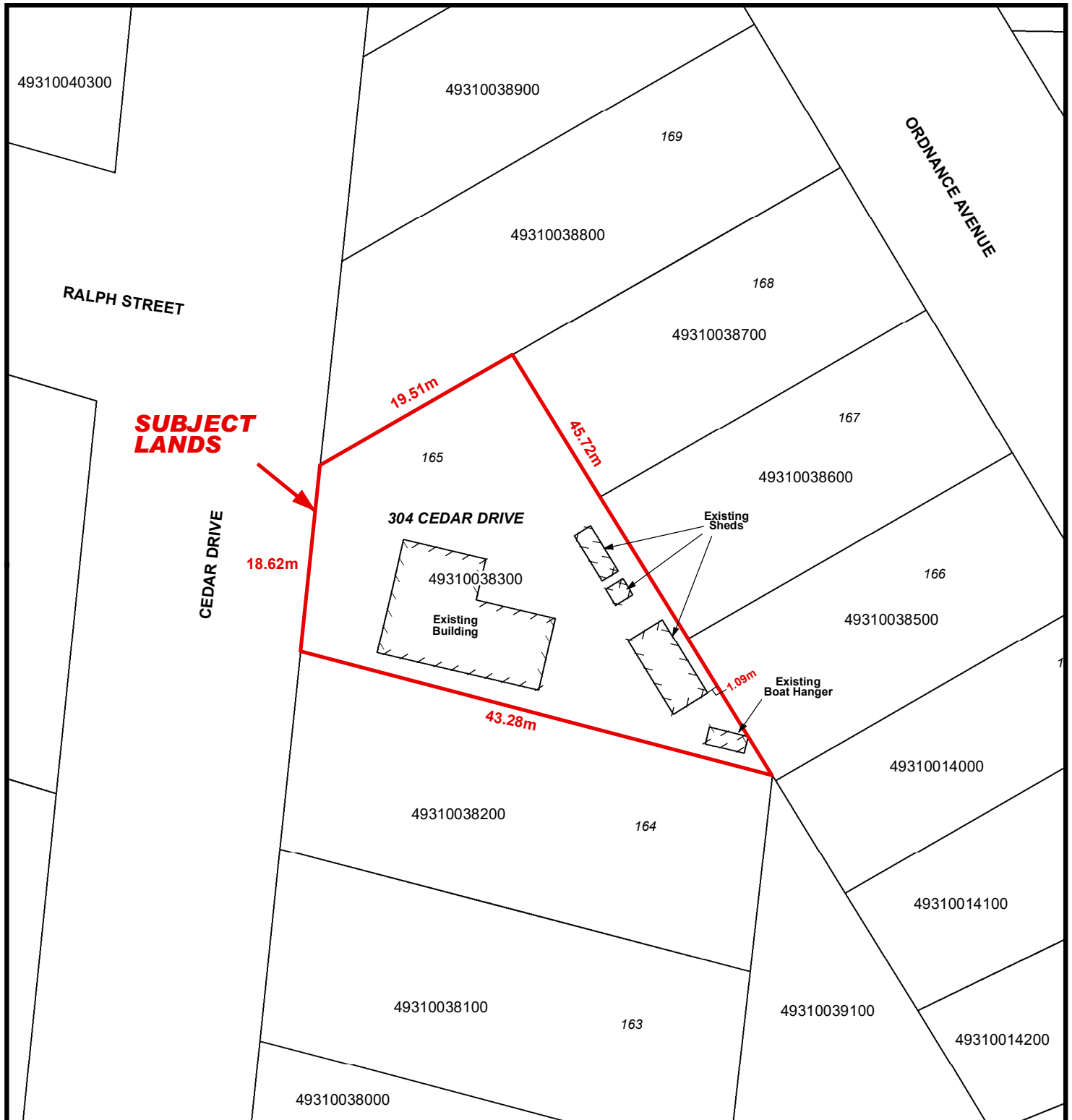
File Number: ANPL2018028

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

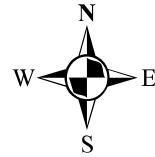
1:500



LOCATION OF LANDS AFFECTED

File Number: ANPL2018028

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

